



Alexandre Boyes

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55 Birling Road, Tunbridge Wells, TN2 5LZ



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

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5LZ

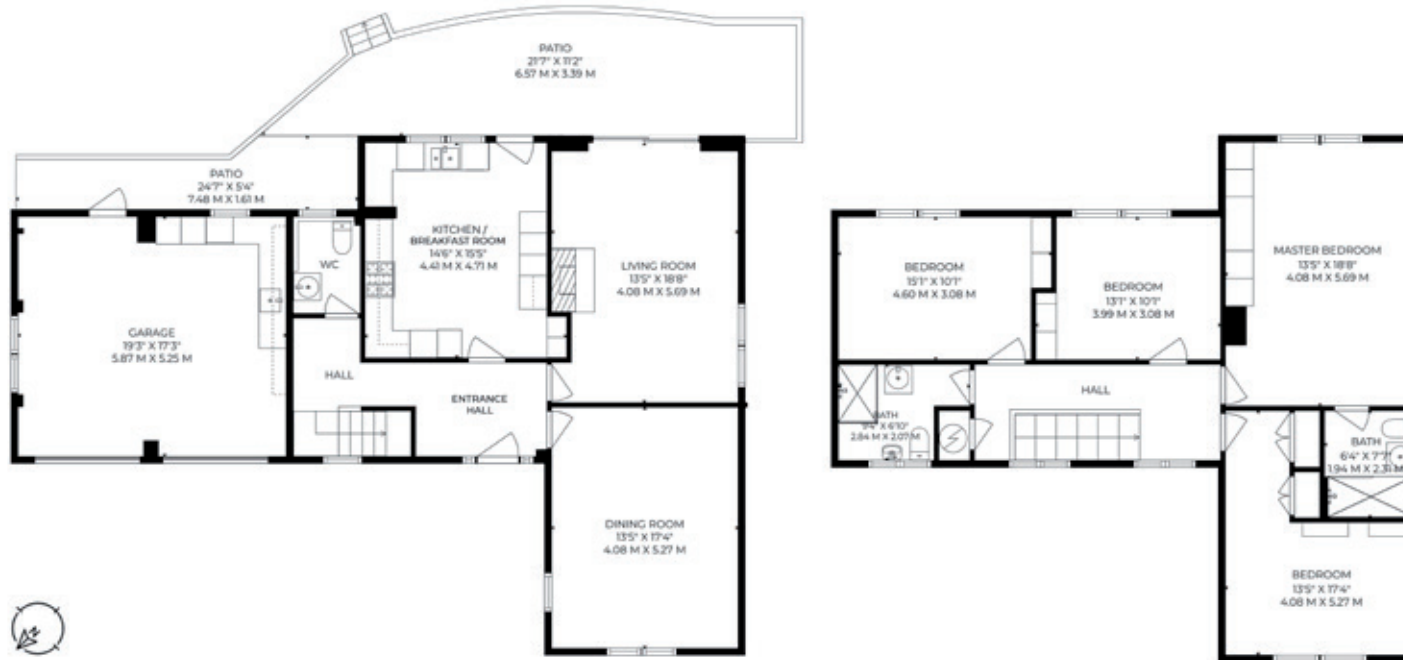
- Entrance Hall
- Cloakroom
- Kitchen / Breakfast Room
- Sitting Room
- Dining Room
- Four Bedrooms
- Ensuite Bathroom
- Shower Room
- Double Garage
- Garden
- Parking
- No Chain



A well proportioned four bedroom detached house, in need of a degree of updating , located in this popular road within walking distance of the town centre.

Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre. There are a selection of highly regarded schools in the area both at primary and secondary levels. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train. A viewing is recommended to appreciate this fantastic family house, full of potential, in this highly sought after location.





Birling Rd, TN2
4 bedroom detached house



Approx. Internal Area
2154 Sqft / 200 Sqm

Illustration for identification purposes only.
Measurements are approximate. Not to scale.

Produced by ricksouzaphoto.pro for Alexandre Boyes

IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 (D)	65 (D)
39-54	E		
21-38	F		
1-20	G		